

Site Identification Model Case Study

Nuts & Bolts of Redeveloping Brownfields for Local Government



August 27, 2007

Two Case Studies:

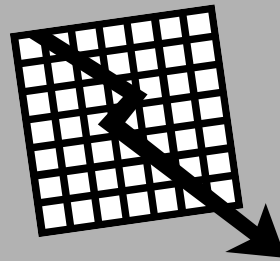


- North Riverfront Industrial Corridor
- Abandoned Gas Station Initiative

A Little Background:



- City is built out; all land developed at least once
- Significant population decrease (59%) over 50 years



- Large number of abandoned sites; city owns 9,800



No matter where you call home:

There are certain barriers to Brownfields
Redevelopment:

- Environmental uncertainty
- Limited local markets
- Negative perception/blight
- Lack of developers with proven track record
- Parcel sizes that don't meet contemporary needs



No matter where you call home:

There are basic considerations that help shape outcomes:

- Location, Location, Location!
- Local real estate market
 - Occupancy rate
 - Average lease cost/sq. ft.
- General perception of community:
 - Local planning/zoning efforts
 - Permitting
- Parcel sizes that meet contemporary needs

Case Study No. 1



○ North Riverfront Industrial Corridor

1,000+ Acres

1,300 Parcels

Approx. 300 Businesses

Federal EZ Area



Why the North Riverfront Industrial Corridor ?

- Largest single industrial area in city
- Great transportation access
- Large volume of vacant/underutilized property
- Need to support existing business clusters



Existing North Riverfront Industrial Corridor Conditions



An aerial photograph of an industrial area, likely a port or refinery, situated along a river. The image shows various industrial buildings, storage tanks, and infrastructure. Several bridges span the river in the background. The overall scene is somewhat hazy, suggesting a distant or elevated perspective.

Initial Long Term Goals

○ Goals

- retain and create jobs
- encourage new investment/tax base
- eliminate stigma and improve image



How Did We Get Started?

- Used Brownfields as a catalyst (early success breeds trust)
- Used master planning process:
 - market analysis
 - land use planning
 - infrastructure
 - environmental concerns
 - urban design
 - proposed creation of three business campuses

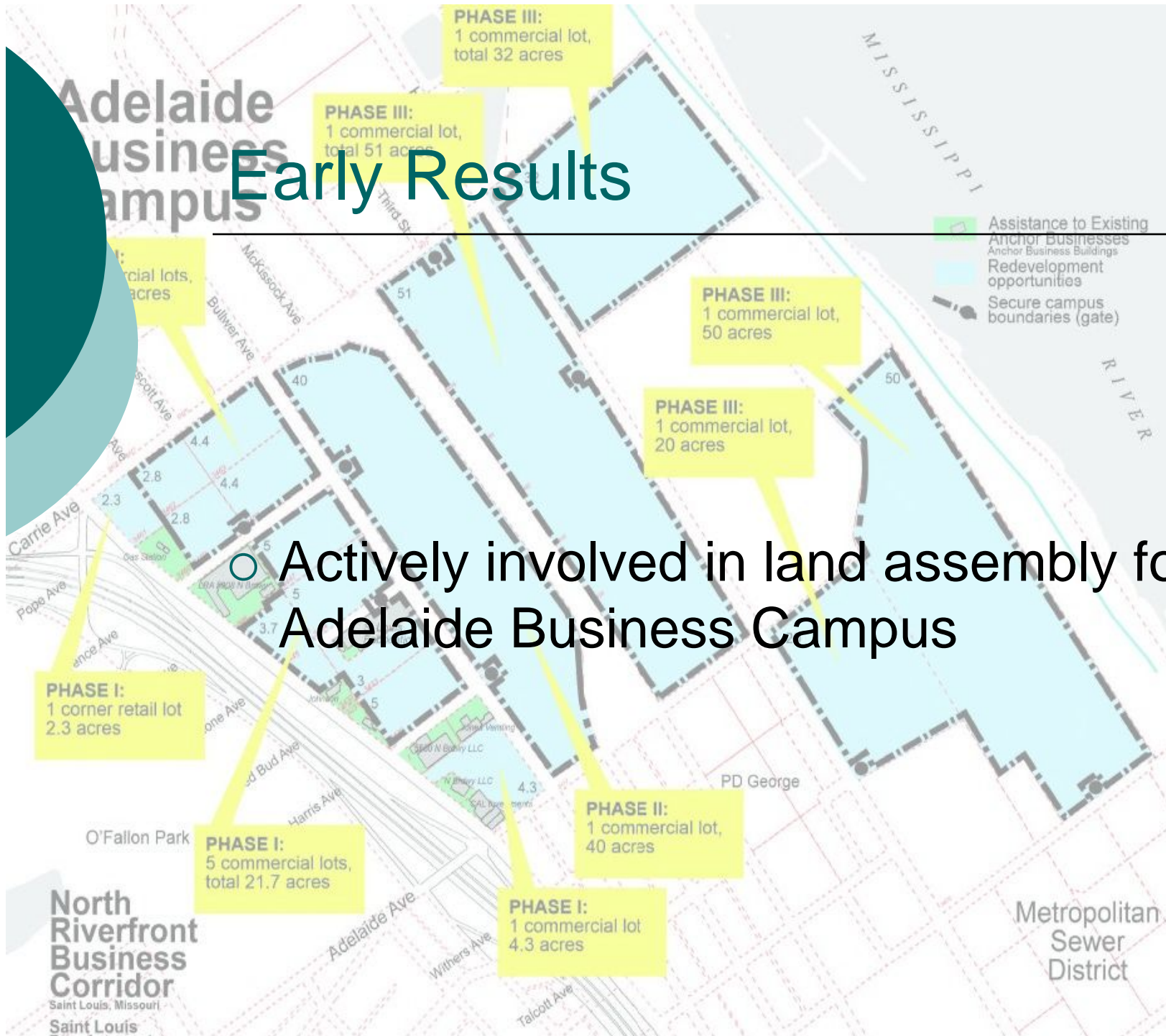


Early Results

- Actively sponsored Special Use District to prohibit future “low end” scrap yards

Early Results

- Actively involved in land assembly for Adelaide Business Campus



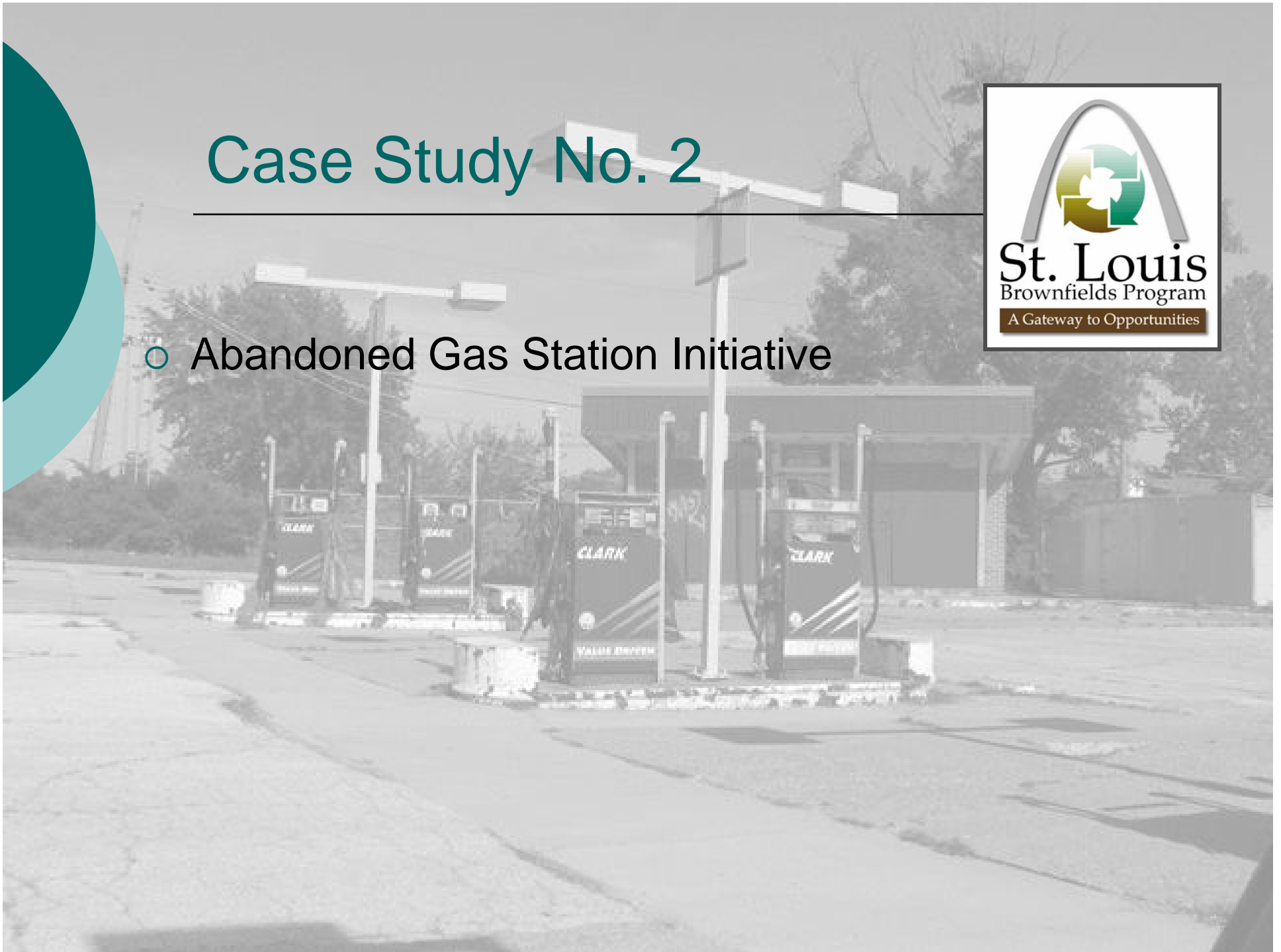


Early Results

- Focused assessment and cleanup resources at 200 Penrose
 - Single largest publicly owned site
 - Conveniently located with excellent access for trucking
- Two developers are now trying to purchase

Case Study No. 2

- Abandoned Gas Station Initiative



Abandoned Gas Stations



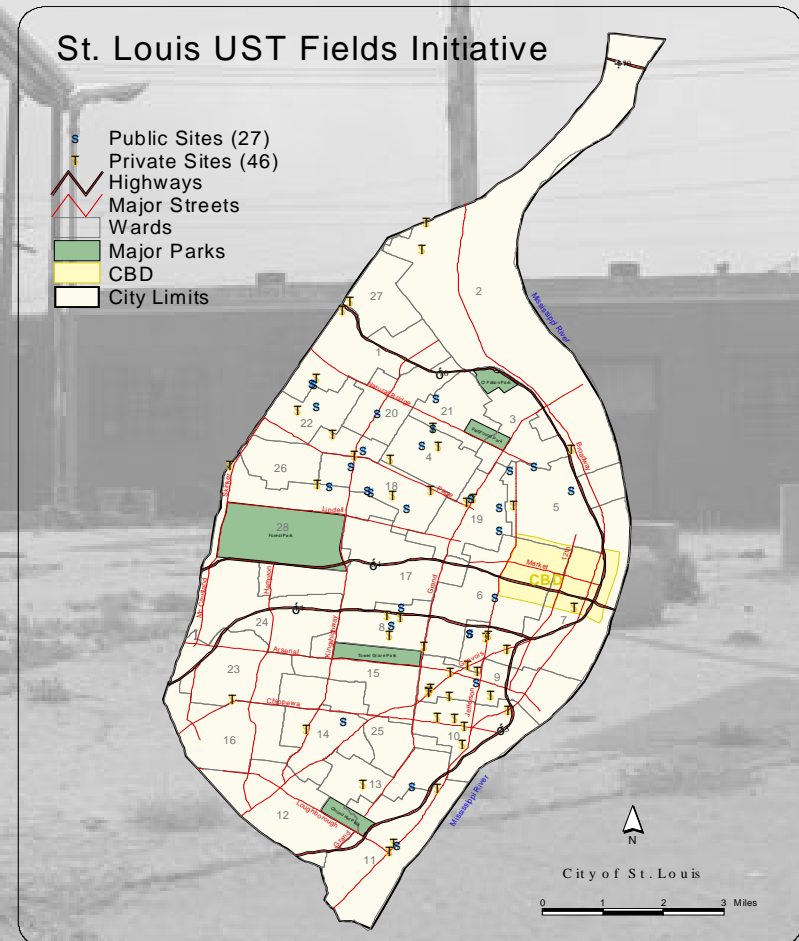


Magnitude of Problem

- Use of existing data
- Citywide survey
 - Neighborhood Stabilization Office
- Data refinement/validation by SLDC staff

Public/Private Sites Database

- final database
- public sites
- private sites
- GIS/maps



Funding Strategy

- Federal
 - EPA
 - HUD/CDBG
- State
 - MODNR
 - DED tax credits
- Local





Public Sites Approach

- Site prioritization
- Early MDNR support (LUST sites)
- EPA (USTfields, Assessment Grants)
- PSTIF
- Leverage local funds
 - establish revolving account



Private Sites Approach

- Long term goal is to “spark” redevelopment
- Procure EPA assessment funds
- Partner with neighborhoods to identify sites
- Outreach to “mom and pop” owners

A Few Results

- 4001 McRee



A Few Results

- Haven of Grace



“... a transitional residential facility for homeless, pregnant women” www.havenofgraceatl.org

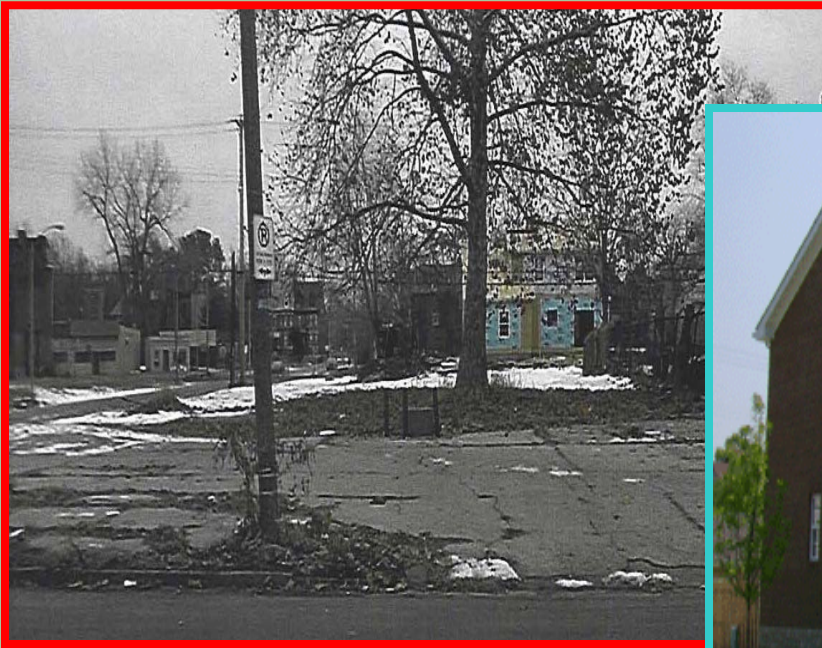
A Few Results

- 2803 Russell



A Few Results

- 4189 Washington



Q & A

- Follow-up questions



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